

CONSENT ITEM

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: MARCH 2, 2015

Proposal

"Bluestone Drive - Smith Annexation" (San Diego County Sanitation District)
(DA14-18)

Proponent

Property owner, by petition

Description/Justification

Proposed by petition of the landowner is the annexation of two unincorporated parcels totaling approximately 1.77-acres (Assessor Parcel Numbers 397-090-17, approximately 1.3-acres; and -19, approximately 0.47-acre) to the San Diego County Sanitation District (SD) for the provision of sewer service. The proposed annexation area is located within the adopted sphere of influence of the San Diego County SD.

Parcel -17 is developed with one single-family residence that utilizes a septic system. The adjacent parcel -19 is undeveloped and is currently used as the leach field for the septic system on parcel -17 because of slope constraints on the developed parcel. The landowner intends to construct one single-family residence on the vacant parcel -17.

Annexation to the SD is requested to extend sewer service to the two parcels as parcel -19 does not have available reserve space for a septic system and the proposed residential development on the parcel would eliminate the leach field currently serving parcel -17.

The San Diego County SD has indicated that capacity is available to extend public sewer service to the proposal territory via an approximate 120' easement to the existing sewer line located within Morning Glory Drive. The property owner would be responsible for all connection costs.

The existing County of San Diego Single Family Residential (RS) zoning would potentially allow up to 7 dwelling units to be constructed on the proposal area; however, slope constraints on the property would presumably reduce this amount. The proposal territory is located within the unincorporated community of Lakeside and is surrounded by single-family residential development.

The proposal territory will continue to receive fire protection services from the Lakeside Fire Protection District (FPD) and water services from the Helix Water District (WD) following the proposed annexation to the SD. The San Diego County Board of Supervisors has adopted a Master Enterprise District Resolution (MEDR) that will govern any exchange of property taxes resulting from the annexation.

General Plan/Zoning

County of San Diego General Plan: Lakeside Community Plan; Village Residential (VR-4.3; up to 4.3 dwelling units per acre)

County of San Diego zoning: RS (Suburban Residential; 10,000 sq. ft. minimum lot size, up to 4.3 du/ac).

Location

North of I-8, east of Los Coches Road, south of Julian Avenue, and west of Lake Jennings Park Road. (Thomas Bros. Page 1232/D5).

Executive Officer Recommendation

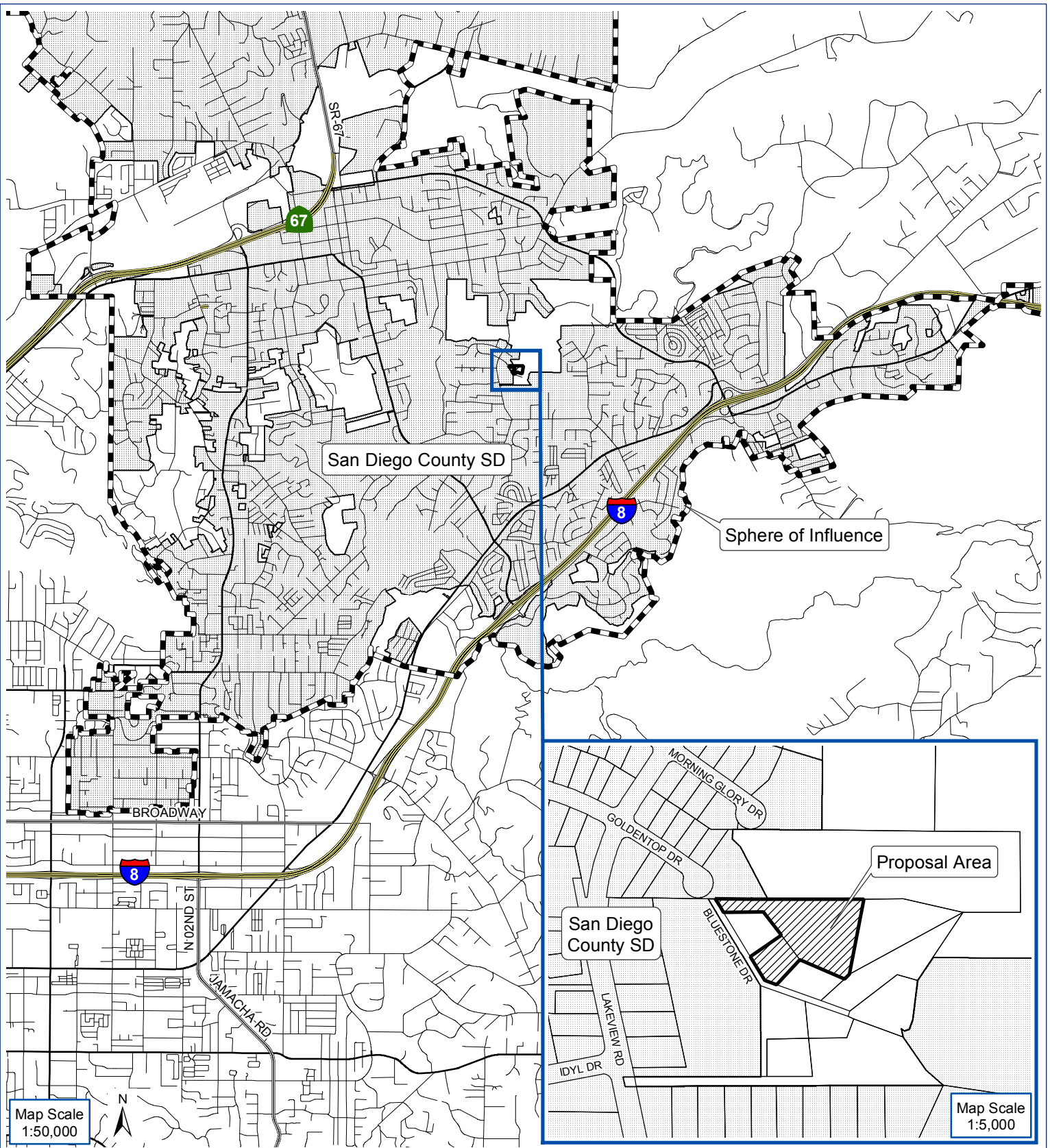
- (1) Find in accordance with the Executive Officer's determination, that pursuant to Section 15319(b) of the State CEQA Guidelines, the annexation is not subject to the environmental impact evaluation process because the *annexation area consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures; and*
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

Payment by the property owners of district capacity fees and sewer service fees, and State Board of Equalization charges.

Attachment

Vicinity Map

MDO:RB:ra






Map Scale
1:50,000



Map Scale
1:5,000

DA14-18

**PROPOSED "BLUESTONE DRIVE-SMITH ANNEXATION"
(SAN DIEGO COUNTY SANITATION DISTRICT)**

-  Proposal Area
-  San Diego County SD
-  Sphere of Influence

SOI = Sphere of Influence